

The Brixton Society

Understanding the Past, Looking to the Future

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Riverside Estate, Lilford/ Flaxman Roads, SE5 - Redevelopment

Dear Ms Bhim,

Thanks for informing us of the recent consultation on the above proposals. Unfortunately the present Coronavirus restrictions ruled out the conventional exhibition as originally proposed, and other commitments prevented me from taking part in the virtual sessions on 2nd April.

Nevertheless I am forwarding this summary of our comments, in the hope that they will be useful. We have drawn on experience from other recent developments and proposals around our area of benefit.

1. Building Heights

The storey height of each block is not yet clear from the material supplied. We are concerned at the general increase in building heights and the closer spacing of the blocks, in comparison with the existing cruciform layout. The planning application will need to demonstrate that all new dwellings will receive sufficient daylight to habitable rooms, and that there will be no adverse effect on the blocks surrounding the estate.

2. External Treatment

The external design treatment is not yet clear, but it will affect the overall impression of height and bulk. Large rectangular blocks with plain facing brick walls would not be welcome. Darker or stronger colours should only be used to highlight small areas.

We encourage the use of a set-back top storey, with contrasting colours or finishes, to help reduce the apparent bulk, and also to ease daylighting obstructions.

We would welcome a distinctive treatment to the entrance of each block, to add variety and interest, but the tenanted blocks should not be of inferior quality or plainer treatment.

3. Windows and Privacy

The few drawings on the website only show the overall configuration of the blocks, but not the window pattern, so it is not clear which walls will be relatively blank, or where there may be overlooking issues between flats. Each flat should be dual aspect, either with windows in opposite walls, or a corner arrangement with 2 adjacent walls, to allow cross-ventilation and more penetration by sunlight.

4. Context

It was difficult to grasp the overall effect from street level, with only one view provided, from Kenbury Street. It would be helpful to have some more views of the buildings in context. Views from these points would be particularly welcome:

- From outside St. Matthew's Church on Lilford Road;
- From Flaxman Road, south-west of the intersection with Lilford Road.

5. Wind Effects

Since blocks are proposed to rise up to 10 storeys, any planning application should include supporting material assessing the wind effects on pedestrian routes and roof terraces.

6. Internal floorspace and amenities

Each dwelling should achieve the standards set out in the Mayor's Housing SPG of 2016.

We would not support the inclusion of commercial floorspace in this location, as it may not be compatible with the residential use, but we would welcome provision of a day nursery or other community amenities, provided such were accessible to all estate residents.

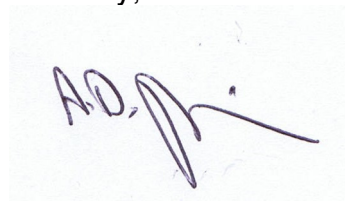
7. External Amenity Space

The present lockdown has emphasized the value of providing private amenity space, in the form of ground-level gardens, balconies and roof terraces. Where flat roofs are not considered suitable for resident access, we would welcome the use of "green roof" treatments, particularly where overlooked.

8. Parking and Access

With about 400 dwellings proposed, the total of 21 car spaces on site seems modest, after taking into account disabled residents, car club users, and the increasing reliance on home deliveries. The single vehicle access point is welcome, but signposting and block naming will need to be considered. I understand that sufficient cycle storage will be provided for all dwellings.

Yours sincerely,



Alan Piper, Secretary.